

Maison at the beach - Seychelles, Eden Island

Location: resort Eden Island, northeast coast of the main island of Mahé

Plot: 496 m², **unit internal area:** 173.3 m², **terraces:** 70.6 m², **boat mooring:** 12 x 4.9 m
(3 bedrooms, 3 bathrooms, splash pool, private boat mooring, short-term rental licence)

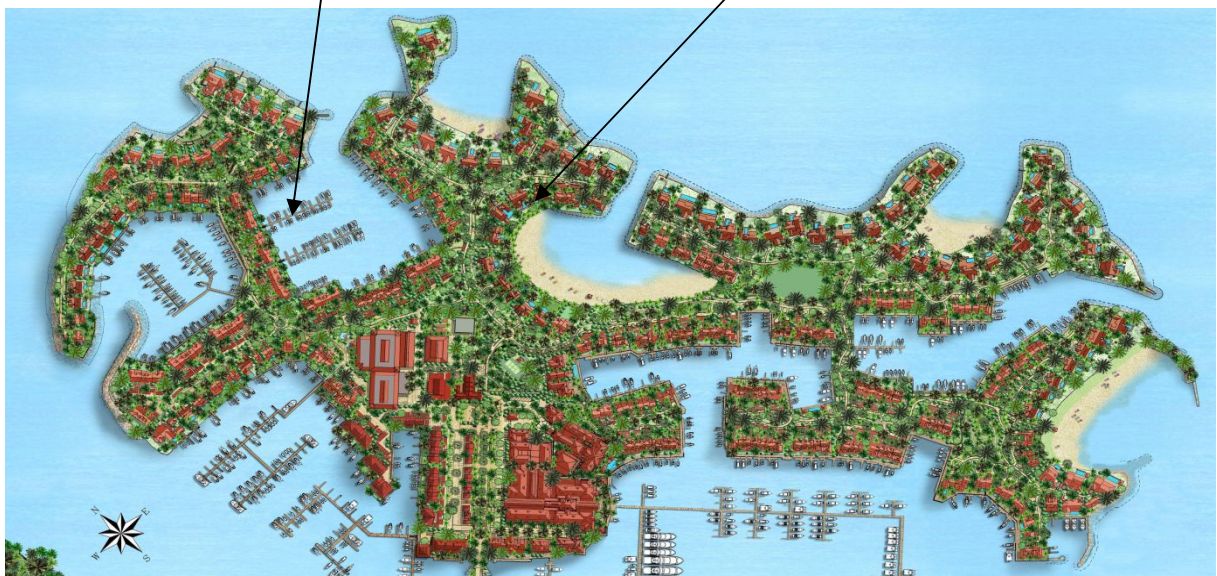
Price: USD 1,900,000 (incl. furniture) + transfer taxes

(5% Stamp duty, 1.5% Sanction Application Processing Fee, 1.5 % Notary Fee)



Boat mooring location

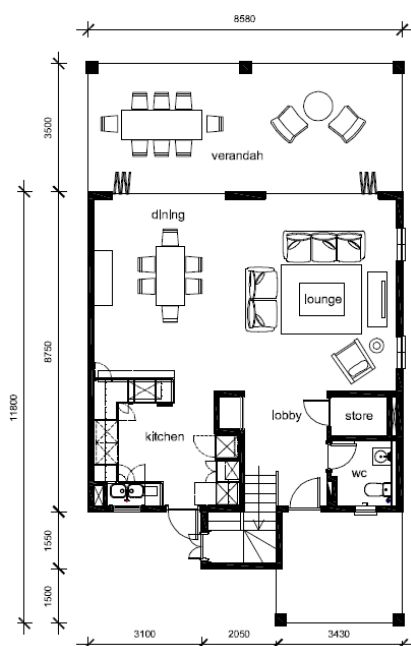
Maison location



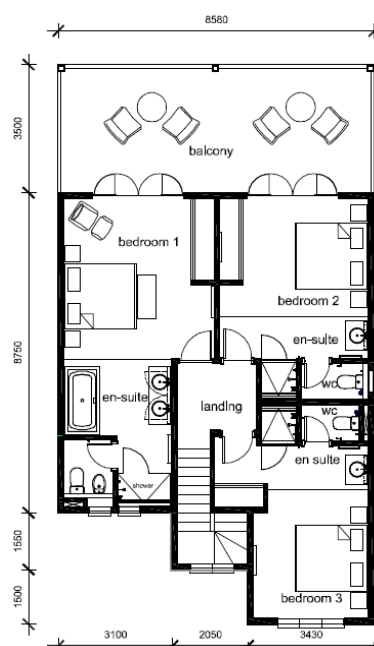
Basic information:

- Eden Island Resort is located on Eden Island next to Mahé, the largest island in the Seychelles, about 7 km from the Seychelles International Airport and about 5 km from the capital city of Victoria.
- The resort provides very comfortable facilities - 4 sandy beaches, 3 communal swimming pools, fitness centre, tennis and padel court. Security service 24/7.
- Within walking distance is the Eden Plaza shopping gallery with a private medical health center Euromedical Family Clinic, shops, restaurants and cafés, pharmacy, bank, exchange office and Spar supermarket with grocery, drugstore, and others.
- This is a two-storey colonial-style terraced house set on a plot of 496 m² at the Anse Bernik beach with a view of Anse Bernik beach and the main island of Mahé.
- The maison has an internal area of 173.3 m², 3 bedrooms, each with en-suite bathroom and toilet, living area with dining area and kitchen, store, guest toilet, covered terraces with a total area of 70.6 m² and a covered golf buggy parking space.
- The maison is fully furnished, air-conditioned and equipped with all electrical appliances. (All this equipment is included in the purchase price.)
- The remaining part of the property consists of a landscaped tropical garden with a private splash pool and stairs directly to the sea and Anse Bernik beach.
- The maison also has its own boat mooring of 12 x 4.9 m located in Basin 4 (approx. 5 minutes walk from the maison).
- The owner of a property in Seychelles is entitled to apply for a long-term residence permit.

Ground floor plan:



First floor plan:







Anse Bernik beach (at the maison)



Anse Bigorno beach (right behind the maison)

